



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

September 18, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 41 -ZAC- Meeting of August 5, 1986
Property Owner: Robert F. Wolf, et ux
Location: E/S East Dr. 327' S Stevens Ave.
Existing Zoning: B.L. C.C.C.
Proposed Zoning: Variance to permit 9 parking spaces
Area: in lieu of the required 26 spaces
District: 0.24 acres
13th

Dear Mr. Jablon:

The requested variance to parking can be expected to add to the existing parking problems in the area.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

August 11, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 41 Zoning Advisory Committee Meeting are as follows:
Property Owner: Robert F. Wolf, et ux
Locations: E/S East Dr. 327' S Stevens Avenue
District: 13th.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #17-1 - 1980) and other applicable Codes and Standards.
2. A Building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
5. All Use Groups except Sub Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. Sub Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a required Change of Use/occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood/Overwash. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #11-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
10. Comments: A 3 hour fire wall is required for any wall that abuts a property line, such as the east wall. The north wall would require a minimum 1 hour fire rating. The south wall being an occupancy separation required by 313.2 would also be a 3 hour wall.
11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Frank E. Schumacher
Frank E. Schumacher
City of Baltimore, Inc.
Building Plans Review

11/22/85



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4300

PAUL H. RENCKE
CHIEF

August 14, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Robert F. Wolf, et ux

Location: E/S East Drive 327' S. Stevens Avenue

Item No.: 41

Zoning Agenda: Meeting of 8/5/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comment at this time.

Noted and Approved: *John F. O'Neill*

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

LINER 5393 PAGE 395

THIS DEED OF EASEMENT, Made this 31 day of August, in the year one thousand nine hundred and seventy-three, by and between LAND PLANNING CORPORATION OF ARBUTUS, a body corporate, party of the first part; CHARLES J. KLEIN and ANNE B. KLEIN, his wife, parties of the second part; and ROBERT F. WOLF, party of the third part.

WHEREAS, the party of the first part is the owner of property No. 5411 East Drive by virtue of a Deed to it from CHARLES J. KLEIN and wife, dated September 30, 1957, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3253, folio 243, and

WHEREAS, the parties of the second part are the owners of property No. 5413 East Drive by virtue of a Deed to them from Milton R. Dixon and wife, dated October 2, 1959, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3606, folio 583, and

WHEREAS, the party of the third part is the owner of properties Nos. 5415 and 5417 East Drive by virtue of a Deed from Charles J. Klein and wife, dated August 31, 1973, and recorded among the Land Records of Baltimore County prior hereto, and

WHEREAS, the parties hereto wish to enter into an Agreement as to the use by the party of the third part over properties Nos. 5411 and 5413 East Drive.

NOW, THEREFORE THESE PRESENTS ARE EXECUTED, WITNESSETH, that in consideration of the sum of Five Dollars and other good and valuable considerations, paid unto the parties of the first and second part, the receipt whereof is hereby acknowledged, the said parties of the first and second part do hereby grant and convey unto the said party of the third part, their heirs and assigns, the right to the use of properties Nos. 5411 and 5413 East Drive, Baltimore County, Maryland, as follows:

1. The right to the use of the lot located and known as No. 5413 East Drive and more particularly described in the Deed hereinabove referred to for ingress and egress purposes and for a

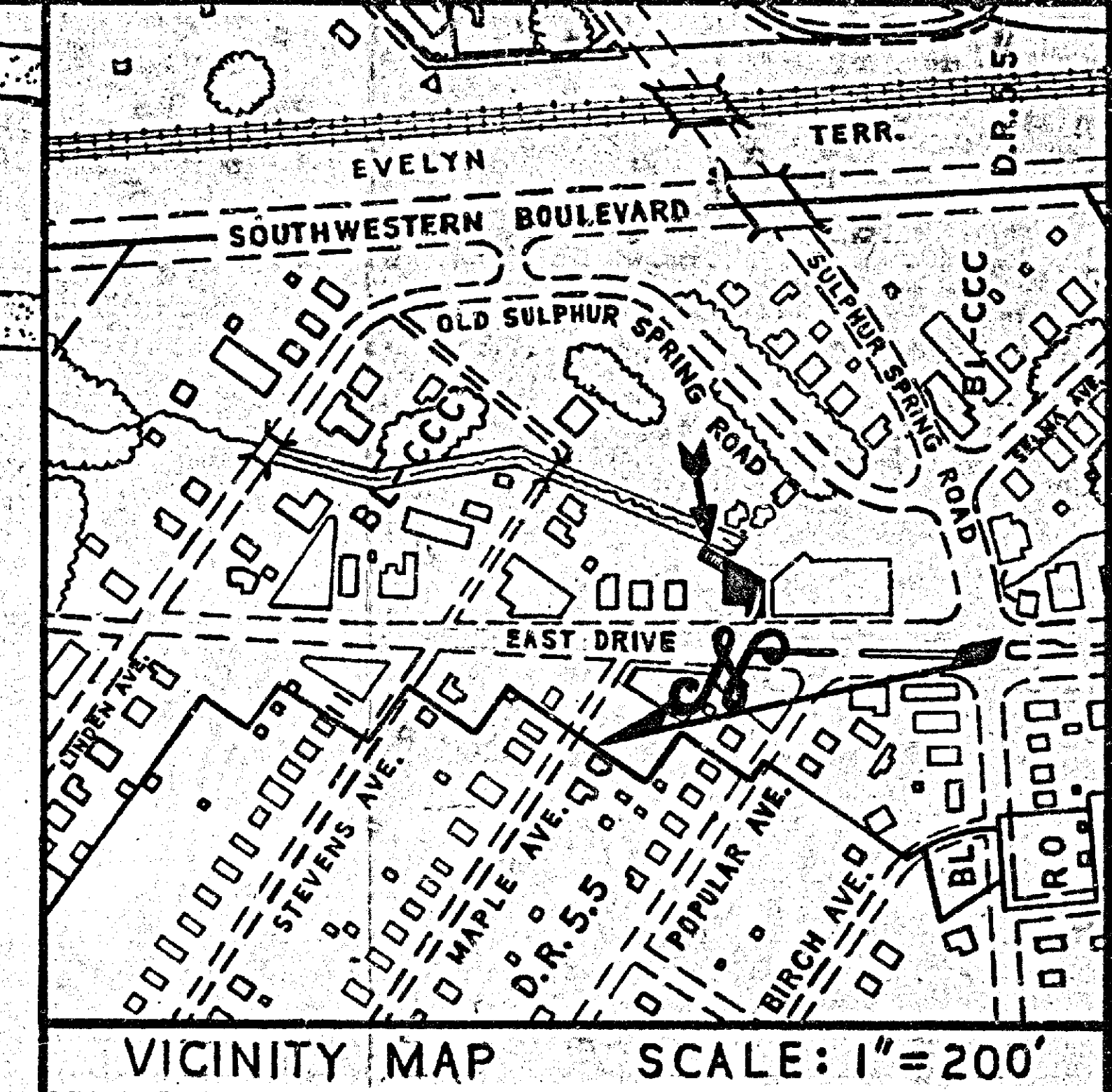
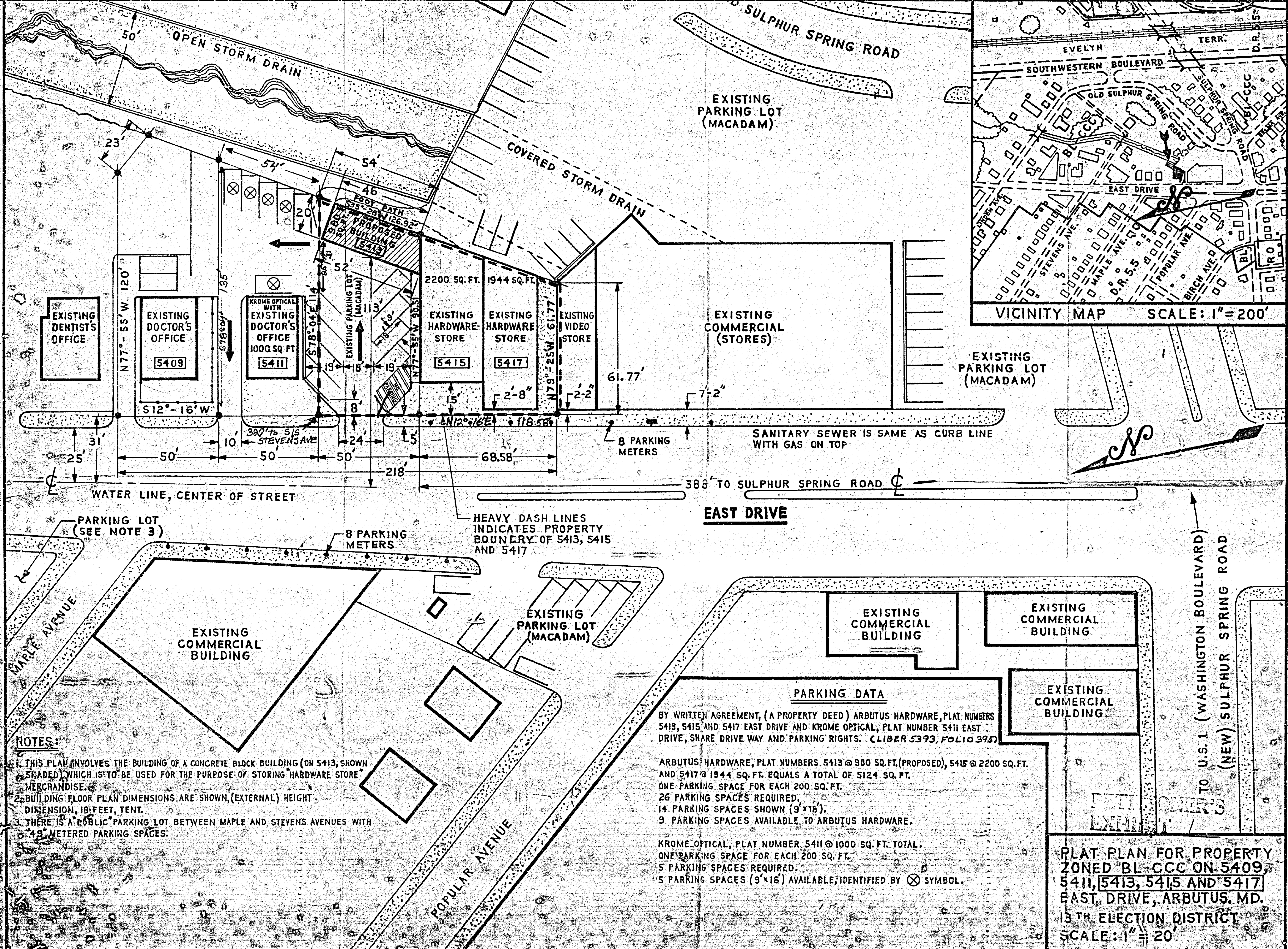
LINER 5393 PAGE 396

parking lot for customers. The party of the second part shall keep the aforesaid lot in repair and free from debris, snow, ice, etc., and with the further right unto the party of the third part to park, load and unload the trailer located at the rear of said lot. The party of the third part shall also have the exclusive and absolute use to the sidewalk located on said lot immediately adjacent to the building No. 5415 East Drive with the right to erect fencing, roofing or siding along or over said sidewalk if they so desire. The party of the second part shall be responsible for real estate taxes on said property for a period of ten (10) years from the date of this Deed and after said ten (10) year period, the real estate taxes shall be payable one-half by the party of the second part and one-half by the party of the third part. The cost of cleaning snow removal and maintenance expenses shall likewise be paid by the party of the second part for a period of ten (10) years from the date of this Deed and thereafter shall be paid one-half by the party of the second part and one-half by the party of the third part.

2. The party of the third part shall have the right to the use of property No. 5411 East Drive for egress purposes from the lot located at No. 5413 East Drive and the premises located at Nos. 5415 and 5417 East Drive.

3. In the event the party of the second part shall receive from a third party at any time after the date of this Deed a bona fide offer to purchase the lot known as No. 5413 East Drive, Baltimore County, Maryland, at a specified price whether such price be first fixed by the party of the second part herein or the third party, and the party of the second part herein shall decide to sell the same for such amount, the party of the second part herein shall promptly give to the party of the third part herein notice of the terms of such offer and of the party of the second part's willingness to sell for the price offered and the said party of the third part herein shall have the first refusal and

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NOTES:

- 1. THIS PLAN INVOLVES THE BUILDING OF A CONCRETE BLOCK BUILDING (ON 5413, SHOWN SHADED) WHICH IS TO BE USED FOR THE PURPOSE OF STORING HARDWARE STORE MERCHANDISE.
- 2. BUILDING FLOOR PLAN DIMENSIONS ARE SHOWN, (EXTERNAL) HEIGHT DIMENSION, 18 FEET, TENT.
- 3. THERE IS A PUBLIC PARKING LOT BETWEEN MAPLE AND STEVENS AVENUES WITH 49 METERED PARKING SPACES.

EAST DRIVE

PARKING DATA

BY WRITTEN AGREEMENT, (A PROPERTY DEED) ARBUTUS HARDWARE, PLAT NUMBERS 5413, 5415 AND 5417 EAST DRIVE AND KROME OPTICAL, PLAT NUMBER 5411 EAST DRIVE, SHARE DRIVE WAY AND PARKING RIGHTS. CLIBER 5393, FOLIO 395

ARBUTUS HARDWARE, PLAT NUMBERS 5413 @ 980 SQ. FT. (PROPOSED), 5415 @ 2200 SQ. FT. AND 5417 @ 1944 SQ. FT. EQUALS A TOTAL OF 5124 SQ. FT.
ONE PARKING SPACE FOR EACH 200 SQ. FT.
26 PARKING SPACES REQUIRED.
14 PARKING SPACES SHOWN (9'x18').
9 PARKING SPACES AVAILABLE TO ARBUTUS HARDWARE.

KROME OPTICAL, PLAT NUMBER 5411 @ 1000 SQ. FT. TOTAL.
ONE PARKING SPACE FOR EACH 200 SQ. FT.
5 PARKING SPACES REQUIRED.
5 PARKING SPACES (9'x18') AVAILABLE, IDENTIFIED BY ⊗ SYMBOL.

PLAT PLAN FOR PROPERTY
ZONED BL-CCC ON 5409,
5411, 5413, 5415 AND 5417
EAST DRIVE, ARBUTUS, MD.
13TH ELECTION DISTRICT
SCALE: 1" = 20'

41
12/29/88
87-438-A